

Grove.

FIND YOUR HOME



40 Kenilworth Road
Brandhall, Oldbury,
West Midlands
B68 0ND

Offers Over £500,000



Kenilworth Road, Oldbury – Contemporary Detached Family Home

Set on a generous corner plot in a well-regarded part of Oldbury, this modern detached property blends stylish open-plan living with high-quality finishes and heating via an efficient heat sourced air pump. With underfloor heating across the entire ground floor, multiple parking options, and spacious interiors, the home is perfectly suited to modern family life. Its location within a friendly and convenient neighbourhood just minutes from schools, parks, and everyday amenities, makes it an ideal choice for growing families or professionals looking for space and style.

To the front, the property enjoys a lawned garden with block-paved frontage, while an additional tarmac driveway to the side provides further parking and access to the garage. A smart-lock front door opens into the entrance hall, setting the tone for the high specification found throughout. The entire ground floor benefits from underfloor heating and features stylish herringbone flooring in all rooms, apart from the shower room, which is finished with premium Porcelanosa tiling. The heart of the home is the open-plan living space, combining a modern fitted kitchen with quartz worktops, a centre island, and generous dining and lounge areas. A media wall adds a contemporary touch, and bifold-style doors open directly onto the rear garden, seamlessly blending indoor and outdoor living. Also on the ground floor are two well-proportioned bedrooms and a sleek, modern shower room. Upstairs, the home offers two additional bedrooms, including one with a striking dual-aspect Juliet balcony that fills the room with natural light. The first-floor bathroom is spacious and features both a bath and separate shower for added comfort. Outside, the rear garden offers a perfect space for relaxing or entertaining, with a combination of lawn and decked seating areas, along with access to the garage for added practicality.

JH 8/12/2025 V2 EPC=C







Approach

Via gated lawn with slabbed pathway to front door, garage access to side, lawn to surround the property and a tarmac driveway to garage in the garden.

Entrance hall

Under stairs storage, cupboard housing heat source air pump, doors radiating to open plan living area, study, downstairs shower room and downstairs bedroom.

Open plan family room 11'5" min 22'11" max x 12'5" min 18'8" max (3.5 min 7.0 max x 3.8 min 5.7 max)

Double glazed window to front, double glazed bifold doors to rear, double glazed window to side, wall and base units with square top quartz surface over, integrated drainer and splashbacks, sink with mixer tap, centre island with quartz work top, space for American style fridge freezer, microwave oven, hob, extractor, integrated dishwasher and washing machine, inset shelving, inset ceiling spotlights.

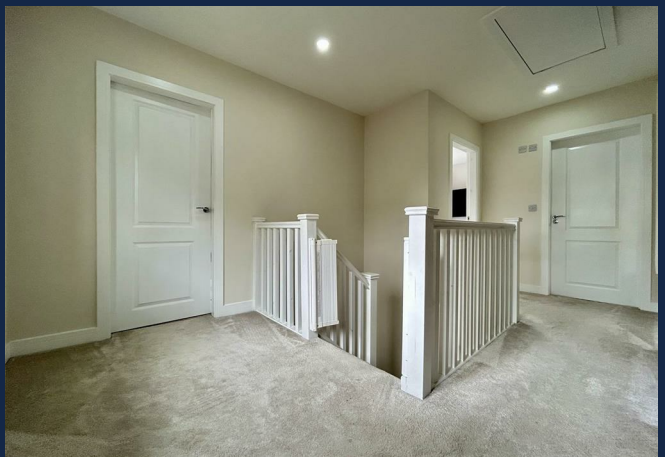
Shower room

Double glazed frosted glass window to rear, low level flush w.c., vanity style wash hand basin with mixer tap, shower with monsoon head over, tiling to floor, tiling to walls.

Study 11'5" x 9'2" (3.5 x 2.8)

Double glazed door and windows to rear.











Ground floor bedroom 12'5" x 10'5" (3.8 x 3.2)
Double glazed window to front.

First floor landing
Double glazed window to front, loft access with ladder, central heating radiator, doors to two bedrooms and family bathroom, air source heat pump.

Bedroom one 11'9" x 16'0" (3.6 x 4.9)
Dual aspect bifolding doors to two Juliet balcony's, inset spot lighting, central heating radiator.

Bedroom two 10'9" x 12'5" (3.3 x 3.8)
Double glazed window to front, central heating radiator.

Bathroom
Free standing bath, wash hand basin with mixer tap, low level flush w.c., shower with monsoon shower head, vertical central heating towel rail, tiled walls and floor.

Rear garden
Decked area, lawn area and fencing to a stone chipping area to the garage.

Garage 8'2" x 16'0" (2.5 x 4.9)
Roller electric door, window to side and power.

Tenure
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding
Tax Band is D.

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.